

A G E N D A



Recommendation for Council Action (CCO)

Austin City Council	Item ID:	68860	Agenda Number	6.
Meeting Date:	March 23, 2017			
Department:	Capital Contracting Office			
Subject				
Approve additional funding for the professional services agreement with M. ARTHUR GENSLER, JR. and ASSOCIATES INC., dba GENSLER to provide additional professional services for the Austin Bergstrom International Airport Terminal/Apron Expansion and Improvements Project in the amount of \$2,400,000, for a total contract amount not to exceed \$38,400,000. Related to Item(s): 2, 3, 5, 7				
Amount and Source of Funding				
Funding is available in the Fiscal Year 2016-2017 Capital Budget of the Department of Aviation.				
Fiscal Note				
A fiscal note is attached.				
Purchasing Language:	Staff recommendation was the most qualified firm out of five firms evaluated through the City's qualification-based selection process.			
Prior Council Action:	October 15, 2015 – Council approved an amendment to the professional services agreement with M. Arthur Gensler, Jr. and Associates Inc. dba Gensler. August 7, 2014 – Council approved a professional services agreement with M. Arthur Gensler, Jr. and Associates Inc. dba Gensler.			
For More Information:	Rolando Fernandez, 512-974-7749; Sarah Torchin, 512-974-7141; Lucy Thompson 512-974-7967; Robert Pirtle, 512-974-7234; Janice White, 512-530-6388.			
Boards and Commission Action:	March 14, 2017 - Recommended by the Airport Advisory Commission on a vote of 7-0-1 with Commissioner Sepulveda absent.			
Related Items:				

MBE / WBE:	This contract was awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 17.00% MBE and 16.00% WBE participation.
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Additional Backup Information

Austin Bergstrom International Airport has exceeded its service capacity of 11 million total annual passengers. In keeping with the recommendations of the 2003 and 2008 ABIA Master Plan and Master Plan Phasing Projects the current Terminal/ Apron Expansion project expands the existing terminal building to the east. This expansion will “balance” the terminal footprint and provide much needed space for the increasing passengers and aircraft operations. This terminal addition will accommodate approximately 4 million additional passengers per year for a total of 15 million annual passenger – an increase of 27% that will provide a passenger level of service through 2025.

Background

In August 2014, Gensler and Associates was approved by City Council to begin Preliminary Design Services to include project scoping and project definition for the Terminal Expansion and Terminal Improvements project. In October 2014, Hensel Phelps Construction Company was selected as the Construction Manager-at-Risk responsible for preconstruction phase and construction phase services for the project. The terminal expansion includes gate expansion on the concourse level and apron level. The terminal improvements consists of enhancements to the ticket lobby, roof inspections and replacements, electrical distribution infrastructure, airline radio infrastructure, terminal security system, bag claim level infrastructure, and terminal public address system replacement.

Through the process of project scoping and project definition, the apron and airside portions of the overall project were expanded to comply with Federal Aviation Administration requirements and to accommodate a request from the City's airline partners to add additional overnight aircraft parking positions and a remote de-icing position. Together with the terminal expansion and improvements, the Construction Cost Limitation for the project is \$276,000,000 plus \$13,000,000 Owner contingency for a total not-to-exceed amount of \$289,000,000.

The Austin Bergstrom International Airport has accepted the first Federal Aviation Administration grant in support of apron expansion and airside construction portion of the overall project. The Aviation Staff continues to work with the Federal Aviation Administration to apply for additional grants for the apron expansion and airside construction phases. In an effort to make the federal funding process more efficient and to maximize the federal grant participation by the Federal Aviation Administration for the overall project construction, the project team (City, Gensler and Associates, and Hensel Phelps) anticipates the apron and terminal expansion and improvements project to be accomplished in five major phases.

This request for Council authorization is for additional funding for additional design services required for the project. The Aviation Department, Airlines, and Tenant Concessionaires have identified additional needs which would increase the scope of work currently being provided by Gensler and Associates. The additional scopes of work are related and would coincide with the existing terminal improvements and terminal expansion work currently under construction by the Construction Manager-at-Risk agreement with Hensel Phelps Construction Company responsible for preconstruction and construction services for the Terminal Expansion and Improvements Project. By separate Agenda Item, Council action will be requested to authorize additional funding and to increase the construction cost limitation to the contract with Hensel Phelps Construction Company to provide construction services for the additional scope. The additional scope of work includes the following:

Gate modifications

The modifications will create dual international deplaning and additional international gates. Aviation anticipates additional airline carrier direct international flights over the next five years. December 2016 activity reporting indicates that international passenger activity is up 13%. This modification would upgrade two of the new terminal expansion domestic boarding gates to accommodate international aircraft (in addition to domestic aircraft) which

would increase the number of international gates from four to six.

Modifications to the Mezzanine

The current terminal expansion provides for a mezzanine level space above the concourse providing enhanced passenger space and potential tenant lease space. Adjacent to this mezzanine level space is east-facing outdoor space for passengers. An airline has expressed interest in building an airline club on a portion of this mezzanine level.

Centralized Operations Center

As Austin Bergstrom International Airport moves from a medium airport to a large airport additional staff and the operations and support systems required to monitor airport activity, report on airport conditions and respond to events and emergencies. This center supports future growth with the tools necessary to operate efficiently meeting airport, airline and passenger needs.

Build-out of Apron Level Airline Tenant Space

The Aviation Department supports full expansion of the Apron level airline tenant spaces as part of the existing contract to ensuring the completion of these spaces with the completion of the expansion project.

Replacement of Ageing Baggage Claim Devices

The existing terminal baggage claim devices 2, 3, 4, 5 and 6 were installed 17 years ago and in recent years require constant repairs and maintenance. The purchase and installation of new baggage claim devices will meet the increased passenger level of service needs.

This project is located in zip code 78719 (District 2). This project is managed by the Public Works Department and the Aviation Department.

Gensler is located in Austin, TX.